169.0	0008	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	640,500 /	640,500
USE VALUE:	640,500 /	640,500
ASSESSED:	640,500 /	640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAQUIERE ERIC & ASUKA
Owner 2:	
Owner 3:	
Street 1:	45 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZUCCONI TANYA A -
Owner 2:	-
Street 1:	45 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .087 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3784.000	263,600	3,400	373,500	640,500
Total Card	0.087	263,600	3,400	373,500	640,500
Total Parcel	0.087	263,600	3,400	373,500	640,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.52 | /Parcel: 467.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112256
GIS Ref	
GIS Ref	
Insp Date	07/31/18

!13096!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,600	3400	3,784.	373,500	640,500		Year end	12/23/2021
2021	101	FV	255,900	3400	3,784.	373,500	632,800		Year End Roll	12/10/2020
2020	101	FV	255,900	3400	3,784.	373,500	632,800	632,800	Year End Roll	12/18/2019
2019	101	FV	209,900	3400	3,784.	373,500	586,800	586,800	Year End Roll	1/3/2019
2018	101	FV	230,200	3400	3,784.	314,800	548,400	548,400	Year End Roll	12/20/2017
2017	101	FV	221,000	3400	3,784.	288,100	512,500	512,500	Year End Roll	1/3/2017
2016	101	FV	221,000	3400	3,784.	245,400	469,800	469,800	Year End	1/4/2016
2015	101	FV	195,600	3400	3,784.	213,400	412,400	412,400	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	16:09:15

LAST REV	
Date	Time
08/09/18	17:32:00
apro	

USER DEFINED

Prior Id # 1:	112256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13096

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZUCCONI TANYA A	67964-473		9/6/2016		605,000	No	No		Erin Phelps deceased 2/2012.
PHELPS ERIN M	45596-300		7/13/2005	Family	1	No	No		
LACASSE MARC G/	25600-164		10/1/1989		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2011	617	Renovate	35,000					MUD ROOM
5/6/1992	173	Manual	2,900	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	355	PATRIOT
10/16/2008	Meas/Inspect	355	PATRIOT
2/4/2000	Inspected	276	PATRIOT
12/15/1999	Measured	243	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3784		Sq. Ft.	Site		0	70.	1.41	7									373,465						373,500	

Total AC/HA:	0.08687	Total SF/SM:	3784	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	373,465	Spl Credit		Total:	373,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358171
Depreciation:	94557
Depreciated Total:	263614

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

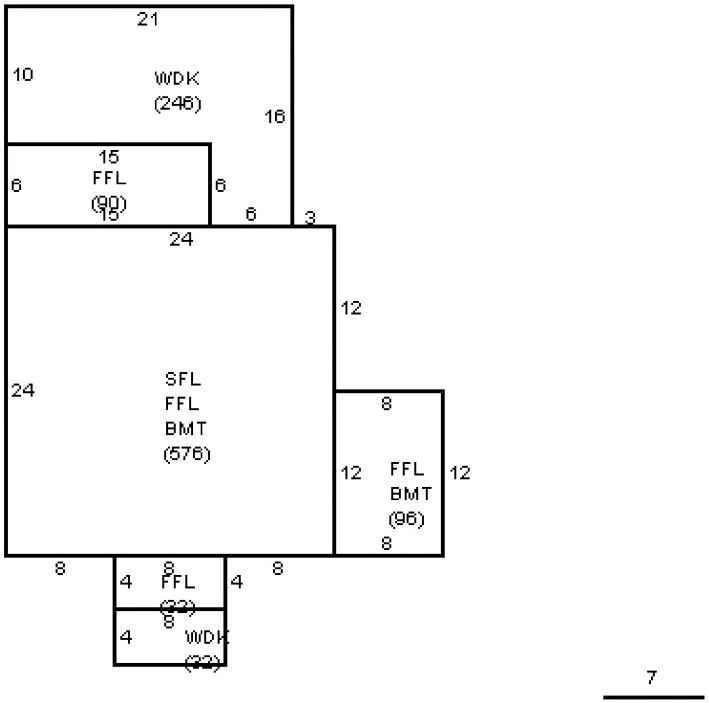
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	113.62
Final Total:	263600	Val/Su SzAd	192.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	794	173.730	137,940
BMT	Basement	672	52.120	35,023
SFL	Second Floor	576	173.730	100,067
WDK	Deck	278	9.500	2,641

Net Sketched Area:	2,320			Total:	275,671
Size Ad	1370	Gross Area	2320	FinArea	1370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1927	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400